

VICINITY MAP
NOT TO SCALE

NOTES:

NO BUILD ZONE (NBZ)
A DEFINITION IS CONTAINED WITHIN THE CITY OF DUBLIN CODIFIED ORDINANCES SECTION 152.002. NOTHING HEREON SHALL PROHIBIT OVER LOT GRADING, DRAINAGE, FACILITIES, UTILITY LINES AND UTILITY STRUCTURES, INCLUDING ABOVE GRADE UTILITY STRUCTURES WITHIN THE "NO BUILD ZONE".

"RESERVE "E" AS DESIGNATED AND DELINEATED HEREON SHALL ULTIMATELY BE OWNED BY THE CITY OF DUBLIN AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION."

PROTECTIVE FENCING SHALL BE INSTALLED AS SHOWN ON THE TREE PRESERVATION PLAN DURING ALL PHASES OF CONSTRUCTION.

A FORCED AND FUNDED HOMEOWNER'S ASSOCIATION SHALL BE FORMED, AND SHALL MAINTAIN ALL RESERVES AND UNPAVED CENTER ISLANDS OF CUL-DE-SAC STREETS, FOR THIS SECTION AND ALL PREVIOUS AND FUTURE SECTIONS OF THE DEVELOPMENT.

AT THE TIME THIS PLAT IS RECORDED, GAS, ELECTRIC AND LOCAL TELEPHONE SERVICES TO THE LOTS IN WYANDOTTE WOODS SECTION 6 ARE PROPOSED TO BE PROVIDED, RESPECTIVELY, BY COLUMBIA GAS OF OHIO, INC., AMERICAN ELECTRIC POWER AND AMERITECH.

THIS SITE LIES IN ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN), AS DETERMINED BY GRAPHIC INTERPOLATION FROM THE FLOOD INSURANCE RATE MAP, PANEL NUMBER 39049C 0038H WITHIN EFFECTIVE DATE OF APRIL 21, 1999, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

DEVELOPMENT STANDARDS:

NUMBER OF LOTS13
NUMBER OF RESERVES1
MINIMUM LOT SIZE10,000 SF
FRONT YARD SETBACK35'
SIDE YARD SETBACKONE SIDE = 8' MINIMUM
REAR YARD SETBACK 25% OF LOT DEPTH (50' MAXIMUM)

AREA CALCULATIONS:

LOT AREA 3.853 ACRES
RIGHT-OF-WAY AREA 0.574 ACRES
RESERVE AREA 0.010 ACRES
TOTAL AREA 4.437 ACRES

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THAT OF THE GRID BEARING OF N 21° 59' 12" E FROM OHIO COORDINATE SYSTEM, SOUTH ZONE, NAD 83 1986 ADJUSTMENT, AS DETERMINED BY FIELD MEASUREMENTS BETWEEN FRANKLIN COUNTY ENGINEER MONUMENTS STATION "FRANK 189" AND STATION "FRANK 89" ESTABLISHED BY THE FRANKLIN COUNTY ENGINEER.

CERTIFICATION:

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASUREMENTS. MONUMENTATION IS TO BE PLACED UPON COMPLETION OF CONSTRUCTION NECESSARY TO THE IMPROVEMENT OF THIS LAND AND ARE INDICATED BY THE FOLLOWING SYMBOLS:

- = PERMANENT MARKER SET (SOLID ONE INCH IRON PIN (RUNNING THROUGH CONCRETE AT LEAST FOUR INCHES IN DIAMETER AND THIRTY INCHES LONG)
- = IRON PIN SET-3/4 IRON PIPE WITH STANTEC CAP
- = IRON PIN FOUND-3/4 IRON PIPE WITH STANTEC CAP
- ⊕ = MAG NAIL SET
- ⊗ = COTTON GIN SPIKE FOUND (CGSF)
- = RAILROAD SPIKE FOUND



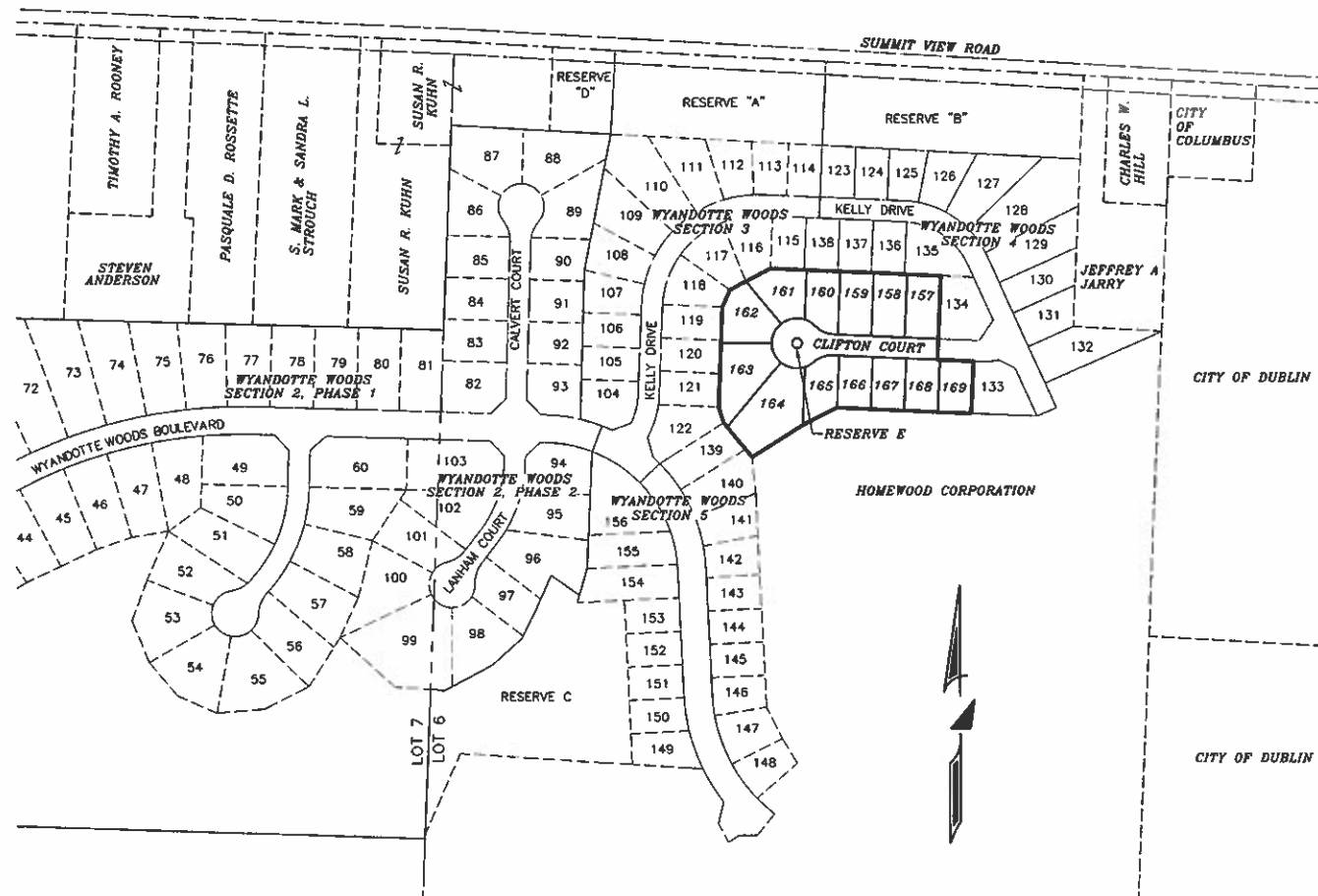
Stantec
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SUITE 100
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BY: Robert J. Sands 07/24/08
ROBERT J. SANDS
PROFESSIONAL SURVEYOR NO. S-8053

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WYANDOTTE WOODS

SECTION 6



BACKGROUND MAP
SCALE: 1" = 200'

SITUATE IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF DUBLIN, LYING IN LOT 6 OF QUARTER SECTION 2, TOWNSHIP 2 NORTH, RANGE 19 WEST, UNITED STATES MILITARY DISTRICT, CONTAINING 4.437 ACRES, MORE OR LESS, INCLUDING 0.584 ACRES OF RIGHT-OF-WAY AREA, SAID 4.437 ACRES BEING OUT OF THE 92.558 ACRE TRACT CONVEYED TO HOMEWOOD CORPORATION, BY DEED OF RECORD IN OFFICIAL RECORD 08142 B10, RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

THE UNDERSIGNED HOMEWOOD CORPORATION, AN OHIO CORPORATION, BEING THE OWNERS OF THE LAND PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THEIR "WYANDOTTE WOODS SECTION 6", A SUBDIVISION OF LOTS NUMBERED 157 THROUGH 169, INCLUSIVE, AND RESERVE "E", AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, ALL OR PARTS OF THE COURT SHOWN HEREON AND NOT HERETOFORE DEDICATED.

EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "EASEMENT", "DRAINAGE EASEMENT", OR "SIDEWALK EASEMENT". EACH OF THE AFOREMENTIONED DESIGNATED EASEMENTS PERMIT THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF ALL PUBLIC AND QUASI PUBLIC UTILITIES ABOVE, BENEATH, AND ON THE SURFACE OF THE GROUND AND, WHERE NECESSARY, ARE FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS AND FOR STORM WATER DRAINAGE. WITHIN THOSE AREAS DESIGNATED "DRAINAGE EASEMENT" ON THIS PLAT, AN ADDITIONAL EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING MAJOR STORM WATER DRAINAGE SWALES AND/OR OTHER STORM WATER DRAINAGE FACILITIES, NO ABOVE GRADE STRUCTURES, DAMS OR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF ARE PERMITTED WITHIN DRAINAGE EASEMENT AREAS AS DELINEATED ON THIS PLAT UNLESS APPROVED BY THE DUBLIN CITY ENGINEER. WITHIN THOSE AREAS DESIGNATED "SIDEWALK EASEMENT" ON THIS PLAT, AN ADDITIONAL EASEMENT IS HEREBY RESERVED FOR THE CONSTRUCTION AND MAINTENANCE OF A SIDEWALK FOR USE BY THE PUBLIC. EASEMENT AREAS SHOWN HEREON OUTSIDE OF THE PLATTED AREA ARE WITHIN LANDS OWNED BY THE UNDERSIGNED AND EASEMENTS ARE HEREBY RESERVED THEREIN FOR THE USES AND PURPOSES EXPRESSED HEREIN.

IN WITNESS WHEREOF JOHN H. BAIN, CEO OF HOMEWOOD CORPORATION, HAS SET HIS HAND THIS 11th DAY OF August, 2008.

WITNESSES:

Robert J. Sands
Shirley L. Rice

John H. Bain
JOHN H. BAIN, CEO
HOMEWOOD CORPORATION

STATE OF OHIO SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JOHN H. BAIN, CEO FOR THE SAID HOMEWOOD CORPORATION, WHO ACKNOWLEDGES THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS FREE AND VOLUNTARY ACT AND DEED, AND THE FREE AND VOLUNTARY ACT AND DEED OF SAID HOMEWOOD CORPORATION, FOR THE USE AND PURPOSE THEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED BY OFFICIAL SEAL THIS 11th DAY OF August, 2008.

MY COMMISSION EXPIRES 3-16-2013



Shirley L. Rice
SHIRLEY L. RICE, Notary Public, State of Ohio
My Commission Expires 3-16-2013

APPROVED THIS ____ DAY OF _____, 2008

SECRETARY OF PLANNING, COMMISSION
CITY OF DUBLIN, OHIO

APPROVED THIS ____ DAY OF _____, 2008

ENGINEER, CITY OF DUBLIN

APPROVED THIS ____ DAY OF _____, 2008, BY VOTE OF COUNCIL, WHEREIN ALL OF THE COURTS DEDICATED HEREON ARE ACCEPTED AS SUCH BY THE COUNCIL OF THE CITY OF DUBLIN, OHIO.

CLERK OF COUNCIL, CITY OF DUBLIN, OHIO

TRANSFERRED THIS ____ DAY OF _____, 2008

AUDITOR, FRANKLIN COUNTY, OHIO

DEPUTY AUDITOR, FRANKLIN COUNTY, OHIO

FILED FOR RECORD THIS ____ DAY OF _____, 2008 AT ____ M

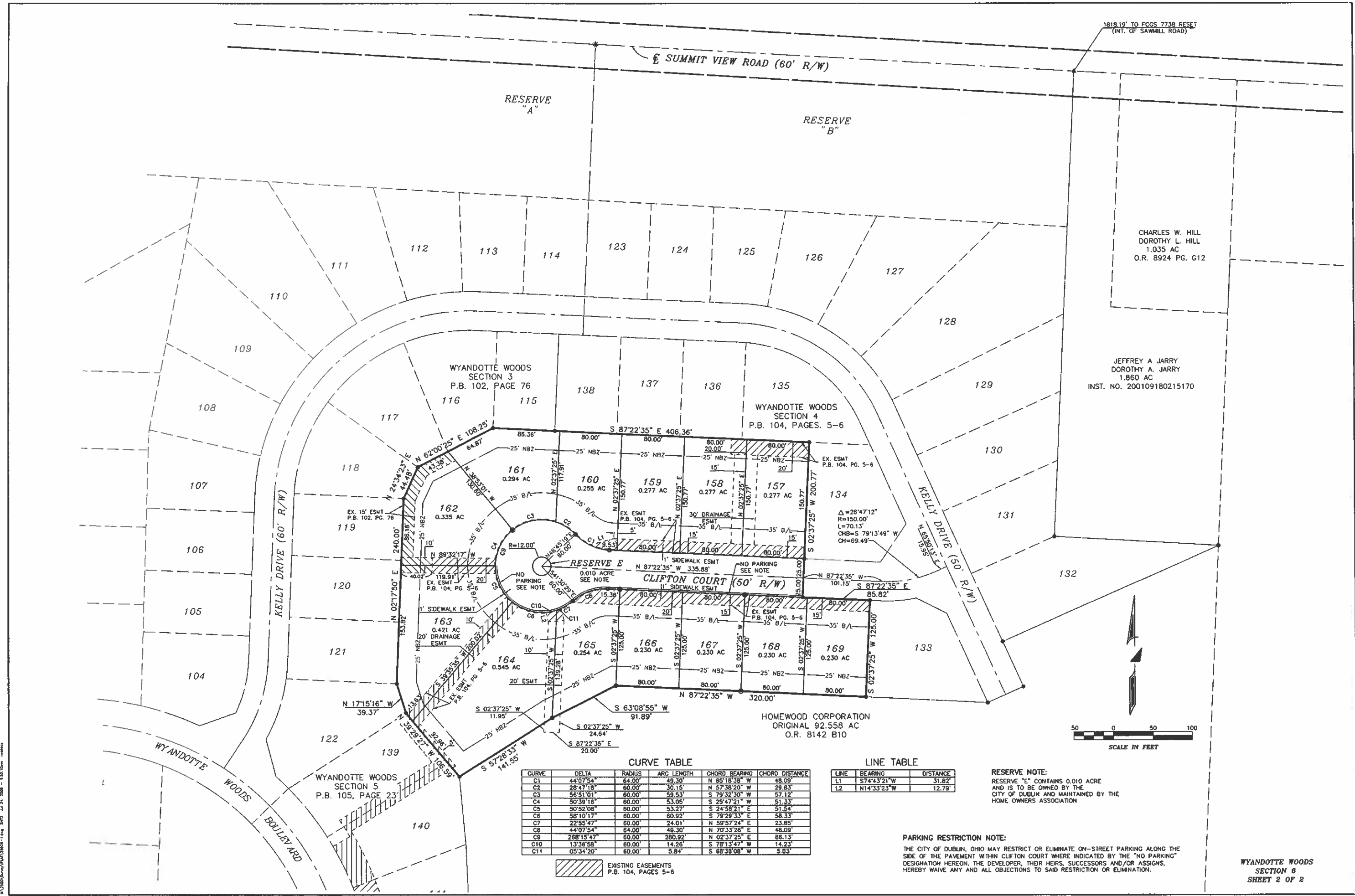
FEE ____ FILE NO. ____

RECORDER, FRANKLIN COUNTY, OHIO

RECORDED THIS ____ DAY OF _____, 2008 PLAT BOOK ____ PAGES ____

DEPUTY RECORDER, FRANKLIN COUNTY, OHIO

WYANDOTTE WOODS
SECTION 6
SHEET 1 OF 2



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CURVE TABLE				
CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING
C1	44°07'54"	64.00'	49.30'	N 65°18'38" W
C2	28°47'18"	60.00'	30.15'	N 57°38'20" W
C3	56°51'01"	60.00'	59.53'	S 79°32'30" W
C4	50°38'18"	60.00'	53.05'	S 25°47'21" W
C5	50°52'08"	60.00'	53.27'	S 24°58'21" E
C6	58°10'17"	60.00'	60.92'	S 78°29'33" E
C7	22°55'47"	60.00'	24.01'	N 59°57'24" E
C8	44°07'54"	64.00'	49.30'	N 70°33'28" E
C9	268°15'47"	60.00'	280.92'	N 02°37'25" E
C10	13°36'58"	80.00'	14.26'	S 78°13'47" W
C11	05°34'20"	60.00'	5.84'	S 68°38'08" W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S74°43'21" W	31.82'
L2	N14°33'23" W	12.78'

RESERVE NOTE:
RESERVE "E" CONTAINS 0.010 ACRE
AND IS TO BE OWNED BY THE
CITY OF DUBLIN AND MAINTAINED BY THE
HOME OWNERS ASSOCIATION

PARKING RESTRICTION NOTE:
THE CITY OF DUBLIN, OHIO MAY RESTRICT OR ELIMINATE ON-STREET PARKING ALONG THE
SIDE OF THE PAVEMENT WITHIN CLIFTON COURT WHERE INDICATED BY THE "NO PARKING"
DESIGNATION HEREON. THE DEVELOPER, THEIR HEIRS, SUCCESSORS AND/OR ASSIGNS,
HEREBY WAIVE ANY AND ALL OBJECTIONS TO SAID RESTRICTION OR ELIMINATION.